



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ५, अंक ४९]

शुक्रवार, जानेवारी १७, २०१४/पौष २७, शके १९३५

[पृष्ठ १०, किंमत : रुपये ४.००

असाधारण क्रमांक ५

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032. dated 1st January, 2014

NOTIFICATION

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2412/580(N)/CR-137(N)/2012/UD-9.—Whereas the Government has sanctioned the Regional Plan for Nagpur Region (hereinafter referred to as “the said Regional Plan”) *vide* Notification No. TPS-2496/1505/CR-273/UD-9, dated the 6th May, 2000 as per the provisions of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “the said Act”) which has come into force with effect from the 15th July, 2000 ;

And whereas, Government sanctioned the modification to the said Regional Plan under sub section (4) of section 20 of the said Act, providing a special Regulation for Special Township Project *vide* Notification No. TPS-2405/Nagpur R.P. DCR/UD-9, dated the 17th February 2006 (hereinafter referred to as “the said Regulation”) ;

And whereas, the Government under sub section (3) of section 20 of the said Act proposed certain modifications in the said Regulation for Special Township Projects regarding enhancement of 100% of permissible FSI, for Special Township Projects in Agriculture / No Development Zone, subject to payment of premium etc. and published a Notice dated the 12th December 2008 to that effect, and the said proposed modifications are yet to be finalised ;

And whereas, Government has sanctioned the modification to the said Regulation under sub section (4) of section 20 of the said Act, *vide* Notification No. TPS-2405/Nagpur R.P. DCR/UD-9, dated the 7th May, 2009 ;

And whereas, considering the need of rationalizing the scheme for Special Township Projects and the Mega City Scheme, the Government constituted a Committee *vide* Government Resolution No. Misc-2009/1301/CR.271 /09/UD-12, dated the 17th May, 2012 (hereinafter referred to as “the said Committee”) to study and make recommendations on certain issues ;

And whereas, the said Committee recommended some modifications in the said Regulation to promote and facilitate such schemes by providing the higher incentives to bigger Special Township Projects on a graded scale and at the same time recommended grant of premium free additional FSI for creation of the EWS / LIG Housing as per the State Housing Policy, 2007 and also to apply modified regulation throughout the State ;

And whereas, after considering the recommendations of the said Committee, the Government was of the opinion that, it was necessary to suitably modify the said Regulation to make the same more effective ;

And whereas, under sub section (2) of section 20 of the said Act, the Government has decided to make modification to the said Regional Plan to promote and facilitate such schemes and for that purpose decided to provide graded FSI and at the same time provide for the EWS/LIG Housing under the Special Township Projects ;

And whereas, in the light of the above, under the powers conferred on it by sub section (3) of section 20 of the said Act, the Government in Urban Development Department published a Notice No. TPS-2412/580(N)/CR-137(N)/2012/UD-9, dated the 31st December, 2012 (hereinafter referred to as “ the said Notice”) to incorporate the provisions for providing graded FSI and the EWS/LIG Housing under the Special Township Projects, more specifically described in the Annexure-A, accompanying the said Notice (hereinafter referred to as “ the said Modification ”) which appeared in the *Official Gazette*, Part-I, Nagpur Division on the 31st January, 2013, at Pages No. 11-14, and appointed the Deputy Director of Town Planning, Nagpur Division, Nagpur as the Officer to hear suggestions / objections and submit his report to the Government within thirty days after expiry of above mentioned period ;

And whereas, the said Officer has submitted his report *vide* his Marathi letter No. प्रा.यो. नागपूर/ विशेष नगर वसाहत/२०(३)/उसंनाग/८४२, dated the 10th April 2013, to the Government ;

And whereas, after considering the report of the said Officer and consulting the Director of Town Planning, Maharashtra State, Pune, and after making necessary inquiries, the Government is of the opinion that the said Modification should be sanctioned with some changes.

Now, therefore, in exercise of powers conferred by sub section (4) of section 20 of the Act, the Government hereby :—

(a) Sanctions the proposed Modification published by means of the said Notice dated the 31st December 2012, with certain changes as described more specifically in the Annexure-A appended hereto, and for that purpose modifies the Notification dated the 6th May 2000, sanctioning the said Regional Plan.

(b) Fixes the date of publication of this Notification in the *Official Gazette* as date of coming into force of this sanctioned modification.

A Copy of the sanctioned modification in respect of the said Regulation for development of the Special Township Projects in areas under the Nagpur Regional Plan, shall be kept open for inspection by the general public in the offices of the following officers for the period of the one month :—

(a) The Collector, Nagpur.

(b) The Chairman, Nagpur Improvement Trust, Nagpur.

(c) The Divisional Joint Director of Town Planning, Nagpur Division, Nagpur.

This Notification shall also be available on the Urban Development Department's web site-www.maharashtra.gov.in

ANNEXURE—‘A’

[ACCOMPANIMENT TO GOVERNMENT NOTIFICATION No. T.P.S. 2412/580(N)/C.R. 137(N)/2012/UD-9, DATED THE 1ST JANUARY 2014]

SANCTIONED MODIFICATIONS IN THE REGULATION FOR DEVELOPMENT OF SPECIAL TOWNSHIP PROJECTS IN AREAS UNDER NAGPUR REGIONAL PLAN.

Modification No.	Existing Provisions as per Sanctioned Regulations.	Modification Proposed <i>vide</i> Government Notice No. Tps. 2412/580(N)/ 2012/UD-9, dated 31st December 2012.	Modifications sanctioned under section 20(4) of the Maharashtra Regional and Town Planning Act, 1966.
(1)	(2)	(3)	(4)
1	4(a) <i>Residential</i> .—The residential area should be well defined in clusters or neighbourhoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilised which is permissible as proportionate to the zoning of area under such township, at least 60% of the area may be used for purely residential development and further out of the total floor area proposed to be utilised for residential development, 10% of the same shall be built for residential tenements having built up area upto 40 sq.mt.	4(a) <i>Residential</i> .—The residential area should be well defined in clusters or neighbourhoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilised which is permissible as proportionate to the zoning of area under such township, at least 60% of the area may be used for purely residential development and further out of the total floor area proposed to be utilised for residential development, 33.33% of the same or 20% of the total built-up area whichever is more shall be built for Social housing for E.W.S / L.I.G	4(a) <i>Residential</i> .—The residential area should be well defined in clusters or neighbourhoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilized which is permissible as proportionate to the zoning of area under such Township, at least 60% of the floor area generated by utilising the basic Floor Space Index (FSI), may be used for purely residential development (hereinafter referred to as “ Residential Component ” of the Special Township Project). The area earmarked for Social Housing for the E.W.S./L.I.G. shall be governed by Sub-Regulation No. 5. 1(i) and 5.1(ii), in such a way that the building permission for the Residential Component of the Special Township Project shall be given pro-rata in accordance with the development of Social Housing for the E.W.S. / L.I.G.
2	4.(f) Nil	4 (j) <i>Economic Activities</i> .—In order to make the Special Townships Self-Sustainable and ensure their development as new self-contained micro-centres of urban growth, the Special Township shall ideally be centred around one or more key economic activities like Trade/Commerce, Education, Health Care, Non Polluting / Service Industries, Entertainment Tourism etc., Special Townships shall compulsorily provide certain	4 (j) <i>Economic Activities</i> .—In order to make the Special Township Projects self-sustainable and ensure their development as new self-contained micro-centers of urban growth, the Special Township Project shall ideally be centered around one or more key economic activities like Trade/Commerce, Education, Health Care, Non-polluting Industries, Service Industries, Entertainment, Tourism etc. Special Township

(1)	(2)	(3)	(4)										
		<table><tr><td colspan="2">minimum area for such economic activities as given below :</td></tr><tr><td>STP Area in Ha.</td><td>Minimum BUA for Economic Activities</td></tr><tr><td>40 to 100</td><td>15%</td></tr><tr><td>Above 100 to 200</td><td>20%</td></tr><tr><td>Above 200</td><td>25%</td></tr></table> <p>The area earmarked for Economic Activities shall include Commercial Area.</p>	minimum area for such economic activities as given below :		STP Area in Ha.	Minimum BUA for Economic Activities	40 to 100	15%	Above 100 to 200	20%	Above 200	25%	<p>Project shall compulsorily provide minimum 20% built-up area for such economic activities and development of the Residential Component of the Special Township shall be permissible pro-rata, in accordance with the development of Economic activities.</p> <p><i>Explanation.</i>—(i) Educational activity and Health Care activity mentioned above shall not include Primary / Secondary Schools and Primary / Secondary Health care facilities respectively.</p> <p>(ii) The total built-up area for Commercial activities under Sub Regulation No.4(b) and the total commercial built-up area under Sub Regulation No.4(d) shall be counted towards the built-up area for the aforesaid Economic Activities.</p>
minimum area for such economic activities as given below :													
STP Area in Ha.	Minimum BUA for Economic Activities												
40 to 100	15%												
Above 100 to 200	20%												
Above 200	25%												
3	<p>Note No. (III) : “Minimum parking shall be provided as per standardised DCR of ‘A’ Class Municipal Council provided that for hotel, restaurant, college, school, educational institute, educational classes, hospitals, polyclinics and diagnostic centres, offices, mangal Karyalaya, town hall, clubs, etc. onsite parking shall be provided. For building having mixed users, in addition to the regular parking area as mentioned above a space of 3.0 mt. wide strip along the road on front / side shall be provided for visitor’s parking.”</p>	<p>4.3 The words “Minimum parking shall be provided as per standardized DCR of ‘A’ Class Municipal Council provided that for Hotel, Restaurant, College, School, Educational Institute, Educational Classes, Hospitals, Polyclinics and Diagnostic Centres, Offices, Mangal Karyalaya, Town Hall, Clubs, etc. onsite parking shall be provided. For building having mixed users, in addition to the regular parking area as mentioned above a space of 3.0 mt. wide strip along the road on front / side shall be provided for visitor’s parking.” in Notes (III) under sub-regulation 4 shall be replaced by the words “Minimum parking shall be provided as per standardized Development Control and Promotion Regulations of ‘A’ B’ and ‘C’ Class Municipal Councils provided that for Hotel, Restaurant, College, School, Educational Institute, Educational Classes, Hospitals, Polyclinics and Diagnostic Centres, Offices, Mangal Karyalaya, Town Hall, Clubs, etc. onsite parking shall be provided. For building having mixed users, in addition to the regular parking area as mentioned above a space of 3.0 mt. wide strip along the road on front / side shall be provided for visitor’s parking.”</p>	<p>Note No. (III) Minimum parking shall be provided as per the Standardised Development Control and Promotion Regulations for Regional Plan.</p>										

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4	5. DEVELOPMENT CONTROL REGULATIONS : Prevailing Development control Regulations of sanctioned Regional Plan shall be applicable <i>mutatis mutandis</i> except those expressly provided in these Special Regulations.	5. DEVELOPMENT CONTROL REGULATIONS : Prevailing Development Control Regulations of sanctioned Regional Plan, Standardised Development Control & Promotion Regulations of 'A' 'B' & 'C' Class Municipal Councils shall be applicable <i>mutatis mutandis</i> to the Special Township Projects except those expressly provided in these Special Regulations.	5. DEVELOPMENT CONTROL REGULATIONS : Prevailing Development Control Regulations of the sanctioned Regional Plan, <i>along with the Standardized Development Control and Promotion Regulations for Regional Plan, as well as the provisions of MoEF Notifications issued from time to time, shall be applicable mutatis mutandis</i> to the Special Township Project, except those expressly provided in this Regulation.																																																												
5	5.1 (i) Special Township in Residential, Residential with Agriculture/No Development Zone : (i) The total built-up area/FSI of entire gross area of the Special township in Residential Zone will be 1.00. The FSI for Agriculture Zone, if any, included in Special Township shall be 0.5. Total FSI in the Township will be in proportion to areas of different zones. There will be no limit of the total built-up area/FSI for the development of individual plots. Height of building shall be as per the prevailing bye-laws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.	5.1 (i) Special Township in Residential Zone :— (i) The FSI distribution in the above Zone within the Regional Plan area shall be as mentioned below. <table><tr><th>Sr. No.</th><th>Area of Township in Ha.</th><th>Basic FSI</th><th>Additional Social Housing FSI for EWS/LIG (Compulsory) (Optional)</th><th>Additional FSI against payment of premium (Optional)</th><th>Maximum Total FSI on Gross Plot Area.</th></tr><tr><td>(1)</td><td>(2)</td><td>(3)</td><td>(4)</td><td>(5)</td><td>(6)</td></tr><tr><td>1</td><td>40 to 100</td><td>1.00</td><td>0.2</td><td>0.10</td><td>1.3</td></tr><tr><td>2</td><td>Above 100 to 200</td><td>1.00</td><td>0.2</td><td>0.20</td><td>1.4</td></tr><tr><td>3</td><td>Above 200</td><td>1.00</td><td>0.2</td><td>0.30</td><td>1.5</td></tr></table>	Sr. No.	Area of Township in Ha.	Basic FSI	Additional Social Housing FSI for EWS/LIG (Compulsory) (Optional)	Additional FSI against payment of premium (Optional)	Maximum Total FSI on Gross Plot Area.	(1)	(2)	(3)	(4)	(5)	(6)	1	40 to 100	1.00	0.2	0.10	1.3	2	Above 100 to 200	1.00	0.2	0.20	1.4	3	Above 200	1.00	0.2	0.30	1.5	5.1 (i) Special Township in Residential Zone :— (i) The admissible FSI in respect of a Special Township Project in Residential Zone within the Regional Plan area shall be as given below :— <table><tr><th>Sr. No.</th><th>Area of Township in Ha.</th><th>Basic FSI</th><th>Additional FSI @ 20% of the basic FSI for Social Housing for EWS/LIG (Compulsory)</th><th>Additional FSI against payment of premium (Optional)</th><th>Maximum Total FSI on Gross Plot Area.</th></tr><tr><td>(1)</td><td>(2)</td><td>(3)</td><td>(4)</td><td>(5)</td><td>(6)</td></tr><tr><td>1</td><td>40 to 100</td><td>1.00</td><td>0.20</td><td>0.10</td><td>1.30</td></tr><tr><td>2</td><td>Above 100 to 200</td><td>1.00</td><td>0.20</td><td>0.20</td><td>1.40</td></tr><tr><td>3</td><td>Above 200</td><td>1.00</td><td>0.20</td><td>0.30</td><td>1.50</td></tr></table>	Sr. No.	Area of Township in Ha.	Basic FSI	Additional FSI @ 20% of the basic FSI for Social Housing for EWS/LIG (Compulsory)	Additional FSI against payment of premium (Optional)	Maximum Total FSI on Gross Plot Area.	(1)	(2)	(3)	(4)	(5)	(6)	1	40 to 100	1.00	0.20	0.10	1.30	2	Above 100 to 200	1.00	0.20	0.20	1.40	3	Above 200	1.00	0.20	0.30	1.50
Sr. No.	Area of Township in Ha.	Basic FSI	Additional Social Housing FSI for EWS/LIG (Compulsory) (Optional)	Additional FSI against payment of premium (Optional)	Maximum Total FSI on Gross Plot Area.																																																										
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6	5.2 Special Township in Agriculture / No Development Zone :— (i) Development of Special Township Project in Agriculture Zone contained in Regional Plan shall be permissible subject to condition that 50% of the gross area of the project shall be kept	5.2 (i) For the Special Township Projects in Agriculture Zone / No Development Zone, the following provisions shall be applicable :— (A) Area within Transport Corridor * Over the area of Special Township Projects falling within Transport Corridor as defined in the Explanation to this sub-regulations below, the	5.2 (i) Special Township Project in Agriculture / No Development :— (i) Development of a Special Township Project in Agriculture/No Development/Green Zone contained in Regional Plan shall be permissible subject to the condition that 50% of the gross area of the Project shall be kept open while the																																																												

(1)

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open while the project of Special Township shall be executed on the remaining 50% land with gross built-up area/ FSI of 0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.

FSI shall be as applicable to Special Township Schemes referred in sub-regulation 5.1 above.					
(B) Area outside Transport Corridor *					
Over the area of Special Township Projects outside the Transport Corridor, the FSI should be as mentioned below :—					
Sr. No. of Township in Ha.	Basic FSI	Additional Social Housing FSI for EWS/LIG (Compulsory)	Additional FSI on payment of premium (Optional)	Maximum Total FSI on Gross Plot Area.	
(1)	(2)	(3)	(4)	(5)	(6)
1	40 to 100	0.5	0.1	0.20	0.8
2	Above 100 to 200	0.5	0.1	0.30	0.9
3	Above 200	0.5	0.1	0.40	1.00

*Explanation.—‘Transport Corridor’ shall mean,—

- (a) In case of roads, an area within one km. distance on either side of a road having a minimum width of 24 mts. the road not being an access control road like Express Way and
- (b) In case of railway, an area within one km. radius of a passenger railway station.

(ii) There will be no limit on total built-up area / FSI for the development of individual plots in the Special Township Projects. Height of any building shall be as per Standardised Development Control & Promotion Regulations of A, B and C Class Municipal Councils. However, the height may be increased subject to provision of fire fighting arrangements with prior approval

Special Township Project shall be executed on the remaining 50% land, with basic FSI of 0.50, worked out on the entire gross area of the Project. Further, while developing such Project, it shall be obligatory on the part of the Developer to provide and develop all the infrastructure facilities, including the sites required for public purposes, as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon :

Provided that, over and above the built-up area corresponding to the Basic FSI of 0.50, the developer shall have to compulsorily provide built-up area for the EWS and the LIG, equal to 20% of the Basic FSI (i.e. 0.10 FSI on gross plot area), which shall not be counted towards the total FSI of the Project.

(ii) Published Sub-Regulation is sanctioned as follows and is shifted below Sub-Regulation No. 5.1 (i) with renumbering as 5.1(ii) :—

5.1 (ii) Subject to the limits imposed by the overall FSI admissible under this Regulation to the Special Township Project, there shall be no limit on the total built-up area/FSI utilization for the

(1)	(2)	(3)	(4)
		<p>of the Director of Fire Services, Government of Maharashtra.</p>	<p>development of any individual plot in the Special Township Project. Maximum Height of any building shall be as per the Standardized Development Control and Promotion Regulations for Regional Plan.</p> <p>However, the height of a building may be increased further, subject to provision of fire fighting arrangements, with prior approval of the Director of Fire Services, Government of Maharashtra. For height of a building above 36 mt., the norms and guidelines for marginal distances as specified in the National Building Code, as amended from time to time, shall be followed.</p>
		<p>(iii) For Special Township Projects in Agricultural Zone/No Development Zone situated outside the Transport Corridor, 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built-up are a worked out on the entire gross area of the project. Further, while developing such schemes it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.</p>	<p>(iii) This Sub Regulation is deleted.</p>
		<p>(iv) The Planning and Design of Social Housing Component for EWS / LIIG shall not be amenable to combining one or more flats to make larger flats.</p>	<p>(iv) Published Sub Regulation is sanctioned as published and is shifted below Sub Regulation No. 5.1 and renumbered as 5.1.(iii).</p>
		<p>(v) The tenements for EWS/LIIG shall be constructed as per the specifications prescribed given by the Government and such constructed tenements of EWS / LIIG should be handed over to MHADA at</p>	<p>(v) Published Sub Regulation is sanctioned as follows and is shifted below Sub Regulation No. 5.1 with renumbering as 5.1.(iv). “ 5.1.(iv) (a) The Landowner/Developer shall</p>

(1)	(2)	(3)	(4)
	<p>construction cost as per the ASR of the year in which Commencement Certificate is issued and for disposal as per the prevailing policy of the Government.</p>		<p>construct the stock of the EWS/LIG tenements in the same Special Township Project and the Planning Authority or the Collector, as the case may be, shall ensure that the Occupation Certificate for the rest of the development under the Special Township Project is not issued till the Occupation Certificate is issued for the EWS / LIG tenements under said Special Township Project.</p> <p>(b) The completion of EWS / LIG tenements under the Special Township Project, along with necessary particulars including a copy of the Occupation Certificate granted by the Planning Authority or the Collector, as the case may be, in respect thereof, shall be immediately intimated by the Landowner / Developer to MHADA. Upon such intimation MHADA, within a period of six months from the date of receipt of such intimation, shall either purchase such EWS / LIG tenements or allot such tenements to the allottees selected by MHADA through a system of lottery, drawn after such EWS / LIG tenements have been granted Occupation Certificate and thereafter, the Landowner / Developer shall dispose of such tenements to MHADA or such allottees, as the case may be, at the construction rates in the Annual Statement of Rates (ASR) prepared by the Inspector General of the Registration and Controller of Stamps, applicable to the land under the Project, on the date of grant of Occupation Certificate to such EWS / LIG tenements.</p> <p>(c) The Landowner / Developer may also be permitted to utilize 1/4th of the total 20% F.S.I. earmarked for the EWS / LIG to construct EWS / LIG Tenements in the form of service quarters in the same Special Township Project</p>

(1)	(2)	(3)	(4)
	<p>(vi) The optional Additional FSI to be granted against premium shall be sold in the Nagpur Region at 50% of the ASR of the Registration Department by the respective Authorities notified by the Government. No premium shall be charged for the grant of FSI for social housing for EWS/LIG.</p>	<p>(vi) Published Sub Regulation is sanctioned as follows and is shifted below Sub Regulation No. 5.1 with renumbering as 5.1(v) :— “5.1(v) The optional Additional FSI as per Sub Regulation No. 5.1(i) to be granted against premium, shall be sold in the Nagpur Region at the 50% of land rate as prescribed in ASR, by the respective Authorities notified by the Government. No premium shall be charged for the grant of FSI for Social Housing for the EWS / LIG.”</p>	
	<p>(vii) The amount of premium collected by the respective authorities shall be deposited in a separate Account and should be exclusively used for creating off-site infrastructure and implementation of Regional Plan.</p>	<p>(vii) Published Sub Regulation is sanctioned and is shifted below Sub Regulation No. 5.1 with renumbering as 5.1(vi).</p>	
<p>7 7. Procedure— (D) Nil.</p>	<p>7. Procedure— (D) Transition Policy : The Special Township in which location clearance has already been granted may be allowed to be converted into the New Scheme proposed above, subject to following conditions :—</p>	<p>7. Procedure— (D) Transition Policy.—The Special Township Project in respect of which Location Clearance has already been granted may be allowed to be converted into a Project under the Modified Scheme as above, with the prior approval of the Government, subject to the following conditions :—</p>	
	<p>(i) FSI as per new scheme shall be permissible only on the balance un-built, unencumbered and buildable land parcel, having a minimum area of 8 Ha. If such balance, un-built, unencumbered and buildable area is 8 Ha. or more but less than 40 Ha. then, admissible</p>	<p>(i) FSI as per the Modified Scheme shall be permissible only on the balance un-built, unencumbered and buildable land parcel, having a minimum area of 8 Ha. If such balance, un-built, unencumbered and buildable area is 8 Ha. or more but less than 40 Ha. then, admissible</p>	

(1)	(2)	(3)	(4)
		<p>FSI on such land parcel, upon conversion shall be admissible on the basis of the area of such land parcel as per the Regulation 5 above for the respective zones. If such land parcel is more than 40 Ha. then, the admissible FSI shall be calculated as per the areawise entitlement given in the Tables under Regulation 5 for the respective zones.</p>	<p>FSI on such land parcel, upon conversion shall be admissible on the basis of the area of such land parcel as per the minimum given in Sub-Regulation 5 above for the respective zones. If such land parcel is more than 40 Ha. then, the admissible FSI shall be calculated as per the areawise entitlement given under Sub-Regulation No. 5 for the respective zones.</p>
		<p>(ii) Development on the balance area as above shall be strictly in conformity with the Planning Standards, Development Control and Promotion Regulations etc. No relaxation shall be granted in marginal spaces, road width etc.</p>	<p>(ii) Development on the balance area as above, shall be strictly in conformity with the Planning Standards, Standardized Development Control and Promotion Regulations for Regional Plan etc. No relaxation shall be granted in respect of the marginal spaces, road width etc.</p>

By order and in the name of the Governor of Maharashtra,

PRADEEP GOHIL,
Section Officer to Government.